

**Washington County Land Use Authority Work Meeting
July 28, 2009**

The Washington County Land Use Authority Work Meeting was held on Tuesday, July 28, 2009, in the Commission Chambers of the Washington County Administration Building. The meeting was convened at 1:30 p.m. by Pro Tem Chairman Ford. Commissioners present Joann Balen, Debra Christopher, Dave Everett, Julie Cropper, Doug Wilson, and Rick Jones. Also present were Planning & Zoning Administrator Deon Goheen, Deputy Attorney Rachelle Ehlert, Randy Cronk, Public Works Department, Senior Planner John Willie, and County Administrator Dean Cox.

Excused: Mike Stucki

Pro Tem Chairman Ford led the audience in the Pledge of Allegiance and explained meeting protocol.

Item #1. STAFF COMMENTS. Review staff comments for each item listed below. Staff initiated.

Item #2. DISCUSSION ITEM / RESOURCE MANAGEMENT PLAN. Review the Resource Management Plan, a portion of the General Plan. John C. Willie, applicant

John Willie, Senior Planner gave a brief background of the history of the current General Plan and an overview of future projections for Washington County. Mr. Willie had booklets that showed the different stages of growth beginning with a 1964 booklet that suggested that commercial development should be consolidated in a city center, with a population of ten thousand (10,000) residents, and not strung out along the highway. Another book suggested the feasibility of freezing water on an extensive scale at the high elevations for use during the summer.

Mr. Willie said that the County officially started their first planning study in 1970, and called it a Master Plan. This included an economic and population study. The population projection for 1990 was twenty-three thousand (23,000) residents, and the actual number in 1990 was just under fifty thousand (50,000).

The Master Plan Booklet, published in 1972, dealt only with the unincorporated areas in the County. Many of these areas have since been incorporated.

In 1997 there was a coordinated plan to bring the County and the incorporated cities together. This included mostly the southern area of the County. This study took existing plans, combined them and included some projections.

Mr. Willie explained that the Governor's Office came out with a tool kit for counties to prepare them to interact with public agencies.

Mr. Willie directed the commissioners to the proposed General Plan document that they were previously given to review, and advised them that this needs to be adopted as quickly as possible.

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Congress has finally adopted a bill identifying wilderness areas, and has mandated that within three (3) years the BLM, Forest Service, and the Parks Service must provide an updated plan to Washington County. Of particular importance is the requirement for the BLM to provide a transportation plan for all of Washington County. Mr. Willie said that the BLM was instructed not to discuss any of the roads on BLM land by the Secretary of the Interior's office in Washington, D.C. Mr. Willie explained that, although he and Jim Crisp, former BLM Manager, had a good working relationship, they were not able to discuss the BLM roads. This was during a time of issues with RS 2477 roads, and confusion over whether they were County roads.

Mr. Willie stressed the importance of working together with all the entities to produce a coordinated General Plan that can stand up to those who might try and tear it down. Congress has mandated that it has to be done within three (3) years, and it would be better to agree as much as possible and have one cooperating status in place.

Mr. Willie encouraged the commissioners to read and review the draft copy that he provided to them that is an outline of the tool kit provided by the Governor's Office. Mr. Willie explained that there is a table of contents, and sections 6 & 7 are specifically for goals and objectives for Washington County. There is also a demographic and economic baseline. The copy given to the commissioners is an executive summary, but refers to the Governor's report that can be found in its entirety at the Five County Association's website.

Mr. Willie explained that there is a bill currently in Congress, by a representative from the state of New York, that would double the amount of wilderness land in Washington County.

Mr. Willie said that he had intended to begin with the private lands, but the land bill issue changed that. The goal is to have the public agency portion of the plan completed by the end of this year or beginning of next year. Mr. Willie stressed that this draft will need to be approved as soon as possible.

Item #3. DISCUSSION ITEM / CONSTRUCTION STANDARDS: Review summary of differences from current standards of Washington County Standard Specifications and Drawings. Public Works Department, initiated.

Randy Cronk, Public Works Inspector, represented Todd Edwards who was out of town. Mr. Cronk explained that one of his jobs is to enforce all rules and requirements from the Construction Standards. Santa Clara City has recently updated their Standards, which followed the new St. George City Standards. Washington County's Public Works Department has taken those municipalities' standards and adapted them to fit the differences needed for the entire county. There are differences in elevation, and weather throughout the County that aren't found in each individual city.

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Mr. Cronk explained that many of the changes are for clarification purposes, such as cleaning up wording that might be unclear.

A significant change is to increase the amount of asphalt on the road from two and one-half (2 ½) inches to three (3), and eliminate the prime coat. Most municipalities have also made the same adjustment.

There have been many changes, partly due to the economy, in the different uses of oils, aggregates and ways of covering the asphalt. Companies are developing methods to rejuvenate existing asphalt. Mr. Cronk invited the commissioners to a demonstration on August 18, on an asphalt roto-mill that fits on the front of their loader. They will meet at 9:00 a.m. at the Public Works Department, downstairs in the County Administration building, and further details will be provided to those who are interested.

Mr. Cronk explained that a new trend is to grind up asphalt, add additional ingredients, and relay the new material onto the road. This process is more cost effective, and gives another five (5) years on the road surfaces.

Another change was the stipulation for developers to attend Land Use Staff Meeting to coordinate the needed utility requirements, and to require a preconstruction meeting with the Public Works Department.

Mr. Cronk gave a comprehensive report that included specific changes being requested in the Construction Standards. Many of these changes are issues that Public Works and the Road Departments will need to oversee, but the Planning Commission will most likely never be involved in the details.

The planner explained that this can be presented at the next Planning Commission Meeting for final review and recommendation of approval to the County Commission. The proposed Construction Standards will also be made available on the County website.

Item #4. DISCUSSION ITEM / ORDINANCE AMENDMENT Review and update on previous recommendations on Land Use Ordinance amendment regarding Section 10-9-1: Planned Development (PD) zone. County initiated.

The planner explained that this Ordinance Amendment had been put on hold, per legal counsel's recommendation because of the litigation with the Alvarez property. The Alvarez case has been resolved in the County's favor. The planner said that this Amendment will move forward and will be advertised for the next meeting.

Mr. Willie asked for a few moments to make four short comments:

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- Pay particular attention to 10-9-1: the General Purpose and Description. It is the heart of the whole section. It intends to give the developer some flexibility and the land use authority some flexibility in what they will approve, such as reducing road width
- Page 3, section F has a misspelled word. State should be stage.
- Page 4, should there be a "D" near the top of the page Should there be a time limit before they are re-zoned back to something else or before they are required to comply with the new Ordinance
- In 10-9-6-A, page 4, if someone wants a PD zone, and it's exactly like the subdivision adjacent to it, it's the commission's call whether to keep it as a standard zone, or change it to a PD zone.

Item #5. COUNTY COMMISSION ACTION REVIEW. Review of action taken by the County Commission on Planning Items. County initiated.

Action taken on Planning Items by the Washington County Commission on July 21, 2009, beginning at 4:00 p.m. (a) Conditional use extension on an Ultra-marathon event, Red Mountain 50K, which begins west of Central on dirt roads and runs south of Red Butte to Gunlock, then on to the Shivwits Reservation along Old Hwy. 91 to Ivins on April 24, 2010... Red Mountain Running LLC/Jeremy Frehner, applicant; (b) Conditional use permit for the "Redrock Relay Race" from Brian Head to Kolob Road, through the communities, then on to Hwy 91 to the Gunlock Road, ending at Veyo, Saturday, September 4 and 5, 2009, within the County unincorporated areas...Tim Collings, applicant; (c) Conditional use permit to install a proposed 100' lattice tower within the RA-1 zone, on 1 acre of land owned by the Theresa Haury, in Veyo... Atlas Tower, LLC, Tower Owner and WiBlue, Inc./Nathan Foster, applicant; (d) Conditional use permit to install a proposed 100' lattice tower within the RA-1 zone, located near the water tank, on land owned by the Washington County Water Conservancy District, in the Cliff Dweller's subdivision...Atlas Tower, LLC, Tower Owner and WiBlue, Inc./Nathan Foster, applicant; and (e) Zone change from OSC-20 (Open Space Conservation) to OST (Open Space Transitional 20 acres) zone, a portion of Sections 14, 23, and 24, T43S, R15W, SLB&M, generally located at the St. George Municipal Replacement Airport in the County unincorporated area...St. George City/Larry H. Bulloch P.E., applicant.

The planner reported that these items were approved by the County Commission, based on recommendation by the Planning Commission.

Item #6. COMMISSION & STAFF REPORTS General reporting on various topics. County initiated.

After a brief discussion, it was determined that a field trip to Beaver County would be held on August 12, 2009.

There being no further business at 3:48 p.m., Pro Tem Chairman Ford adjourned the meeting.

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Donna Rasmussen
Donna Rasmussen, Planning Secretary